| 179.0 | 0002 | 0015.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 883,400 | / | 883,400 |
| USE VALUE: | 883,400 | / | 883,400 |
| ASSESSED: | 883,400 | / | 883,400 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 205 | | SYLVIA ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | JACEY JOHN F & MARY A |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 205 SYLVIA STREET |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains .22 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1954, having primarily Vinyl Exterior and 2686 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 9593.000 | 387,900 | | 495,500 | 883,400 |
| Total Card | 0.220 | 387,900 | | 495,500 | 883,400 |
| Total Parcel | 0.220 | 387,900 | | 495,500 | 883,400 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 328.89 | /Parcel: 328.89

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 121371

**GIS Ref**

**GIS Ref**

**Insp Date** 07/20/18

!14065!

## PREVIOUS ASSESSMENT

Parcel ID 179.0-0002-0015.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 387,900 | 0 | 9,593. | 495,500 | 883,400 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 376,400 | 0 | 9,593. | 495,500 | 871,900 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 376,400 | 0 | 9,593. | 495,500 | 871,900 | 871,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 283,100 | 0 | 9,593. | 488,400 | 771,500 | 771,500 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 280,700 | 0 | 9,593. | 375,100 | 655,800 | 655,800 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 280,700 | 0 | 9,593. | 353,900 | 634,600 | 634,600 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 280,700 | 0 | 9,593. | 325,600 | 606,300 | 606,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 273,900 | 0 | 9,593. | 304,300 | 578,200 | 578,200 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 18:16:32 |

**LAST REV**

| Date | Time |
|---|---|
| 08/15/18 | 08:55:49 |
| mmcmakin | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14065

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MCCANN MARY M | 25306-125 | | 4/27/1995 | | 195,000 | No | No | Y | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 121371 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 5/15/2006 | 373 | Dormers | 74,000 | | | G7 | GR FY07 | ADD FRT SHED DRMR |
| 4/3/2006 | 225 | Dormers | 10,000 | | | | | PIERS & FINISH OF |
| 3/20/1998 | 135 | Addition | 50,000 | | | | | 16X21 RM + DORMER |
| 5/2/1995 | 227 | | 1,000 | | | | | REMODEL KITCHEN |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/20/2018 | MEAS&NOTICE | BS | Barbara S |
| 1/5/2009 | Meas/Inspect | 345 | PATRIOT |
| 9/1/1991 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 9593 | | Sq. Ft. | Site | | 0 | 70. | 0.74 | 6 | | | | | | | | | 495,454 | | | | | | 495,500 | |

| Total AC/HA: | 0.22022 | Total SF/SM: | 9593 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 495,454 | Spl Credit | | Total: | 495,500 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1954 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | 1 - Drywall | 50 | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 40 | % |
| Bsmnt Flr: | 4 - Carpet | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Fair |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.10612512 |
| Const Adj.: | 0.99594003 |
| Adj $ / SQ: | 143.212 |
| Other Features: | 102800 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 476563 |
| Depreciation: | 88641 |
| Depreciated Total: | 387922 |

## COMMENTS

OF=BMT SINK. GAS LOG FP.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 8 | BRs: | 4 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | 1998 |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 4 | M |
| Totals | | | |
| 1 | 8 | 4 | |

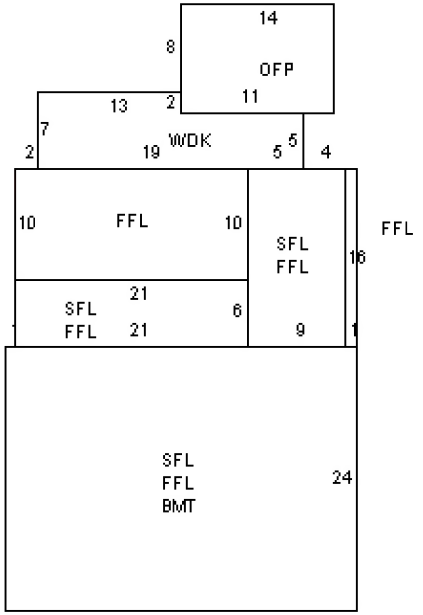
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 143.21 |
| Special Features: | 0 | Val/Su Net: | 115.58 |
| Final Total: | 387900 | Val/Su SzAd | 168.51 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,264 | 143.210 | 181,021 |
| SFL | Second Floor | 1,038 | 143.210 | 148,655 |
| BMT | Basement | 768 | 49.840 | 38,276 |
| WDK | Deck | 146 | 12.800 | 1,868 |
| OFP | Open Porch | 140 | 28.170 | 3,944 |

| Net Sketched Area: | 3,356 | Total: | 373,764 |
|---|---|---|---|
| Size Ad | 2302 | Gross Area | 3356 | FinArea | 2686 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 50 | F | |

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

179.0-0002-0015.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 8X10 | A | AV | 2000 | 0.00 | T | 15.2 | 101 | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc